

WARE TOWN COUNCIL

To all members of the Planning Committee (Cllr's M. Standley, J Belsey, P. Ballam, C. Reed, S. Reed, R. Standley)

Your attendance is requested at a **Meeting of the PLANNING COMMITTEE to be held in Fletcher's Lea, Ware Priory, High Street, Ware, on Monday 4th June 2018 at 7.30pm** when the following business will be transacted:

This meeting is open to the Public and Press. The Council provides opportunity for members of the public to speak or ask questions at every meeting of the Committee on any item on the agenda.

AGENDA

1. To **Elect a Chairman** of the Committee for 2018/19
2. To **Elect a Vice-Chairman** of the Committee for 2018/19
3. To receive **Apologies** for Absence
4. To receive **Declarations of Interest**
5. To receive and approve the **Minutes** of the Meeting held 14th May 2018 (already circulated)
6. To consider current **Planning Applications** received from East Herts District Council as listed below and on the schedule (attached):-

3/18/0790/LBC - 77 High Street, Ware SG12 9AD

Regularisation for Internal alterations and new fascia sign.

3/18/0985/HH - 44 Milton Road, Ware SG12 0PZ

Proposed single storey side extension and loft conversion/first floor extension including front dormer and rooflights, rear dormer incorporating 2no. Juliet balconies. Alterations to fenestration.

3/18/1009/FUL - 12 Warner Road, Ware SG12 9JL

Erection of 1 no. 3 bedroomed dwelling.

3/18/1012/HH - 45 Barley Ponds Road, Ware SG12 7HA

Single storey front and rear extensions, alterations to roof forms, alterations to ground floor fenestration.

3/18/1058/HH - 28 Page Hill, Ware SG12 0RZ

Proposed first floor rear extension including 2no Velux type window in pitched roof, 2no new ground floor side windows.

3/18/1088/HH - 36 Demontfort Rise, Ware SG12 0DQ

Single storey rear extension, partial garage conversion and front infill extension between garage and main house.

7. To receive and note the **Decision Notices** received from East Herts District Council as set out on the attached schedule (attached)
8. **Neighbourhood Plan and Masterplan** – to receive a progress report (attached)
9. Any **Other Planning Matters** for information only
10. To note the **Date of the Next Meeting** – Monday 2nd July 2018

WARE TOWN COUNCIL

**PLANNING APPLICATIONS RECEIVED TO BE SUBMITTED TO THE DIRECTOR OF
PLANNING, E.H.D.C., AS AGREED AT A MEETING OF THE WARE
MONDAY 14th MAY 2018**

<u>T.C. No.</u>	<u>D.C. No.</u>	<u>Location</u>	<u>Proposal</u>
72/18	3/18/0790/LBC	77 High Street, Ware SG12 9AD	Regularisation for Internal alterations and new fascia sign.
Expiry Date: 5 th June 2018			
Public Comments: None			
Ware Town Council Comments:			
73/18	3/18/0985/HH	44 Milton Road, Ware SG12 0PZ	Proposed single storey side extension and loft conversion/first floor extension including front dormer and rooflights, rear dormer incorporating 2no. Juliet balconies. Alterations to fenestration.
Expiry Date: 30 th May 2018			
Public Comments: None			
Ware Town Council Comments:			
74/18	3/18/1009/FUL	12 Warner Road, Ware SG12 9JL	Erection of 1 no. 3 bedroomed dwelling
Expiry Date: 6th June 2018			
Public Comments: 1 supporting			
Ware Town Council Comments:			
75/18	3/18/1012/HH	45 Barley Ponds Road, Ware SG12 7HA	Single storey front and rear extensions, alterations to roof forms, alterations to ground floor fenestration.
Expiry Date: 1 st June 2018			
Public Comments: None			
Ware Town Council Comments:			
76/18	3/18/1058/HH	28 Page Hill, Ware SG12 0RZ	Proposed first floor rear extension including 2no Velux type window in pitched roof, 2no new ground floor side windows.
Expiry Date: 11 th June 2018			
Public Comments: None			
Ware Town Council Comments:			
77/18	3/18/1088/HH	36 Demontfort Rise, Ware SG12 0DQ	Single storey rear extension, partial garage conversion and front infill extension between garage and main house.
Expiry Date: 12 th June 2018			
Public Comments: None			
Ware Town Council Comments:			

WARE TOWN COUNCIL
SCHEDULE OF PLANNING DECISIONS ISSUED BY THE
DIRECTOR OF PLANNING, EAST HERTS DISTRICT COUNCIL

<u>PLANNING PERMISSIONS 04.06.18</u>			
3/17/2376/ADV	23 High Street, Ware SG12 9BP	Double sided non-illuminated projecting sign.	
3/17/2377/LBC	23 High Street, Ware SG12 9BP	1no. double sided non-illuminated projecting sign 1000mm x 600mm standing 200mm off the fabric of the building.	
3/18/0581/HH	50 The Hyde, Ware SG12 0ER	Single storey front extension, following demolition of existing front porch canopy. Alterations to fenestration.	
3/18/0646/HH	98 Musley Hill, Ware SG12 7NQ	Front porch and single storey rear extension, following demolition of existing rear conservatory.	
3/18/0666/HH	26 Hampden Hill, Ware SG12 7JX	Demolition of existing garage, outbuilding and lean-to canopy, erection of single storey side extension.	
3/18/0680/HH	46 High Oak Road, Ware SG12 7PD	Removal of conservatory. Proposed two storey rear extension.	
<u>REFUSALS</u>			
3/17/2417/HH	1 Horrocks Close Ware Hertfordshire SG12 0QL	Two storey side extension. Single storey rear extension. Canopy front roof. Alterations to access.	**
3/18/0561/HH	68 Milton Road, Ware SG12 0QD	Single and two storey side/rear extensions incorporating conversion of garage.	**

* Town Council objected
 ** Town Council had no objections



East Herts Council
Wallfields
Pegs lane
Hertford
SG13 8EQ

Tel: 01279 655261

Town Clerk
Ware CP
The Priory
High Street
Ware
SG12 9AL

Date: 11th May 2018
My ref: 3/17/2417/HH
Ask for: Nick Reed
Telephone: 01992 531597
E-mail: planning@eastherts.gov.uk

Dear Sir/Madam

Planning Appeal: 1 Horrocks Close Ware Hertfordshire SG12 0QL
LPA Appeal Reference: 18/00034/REFUSE

The Planning Inspectorate has asked us to notify you of this planning appeal and let you know that, if the appellant is successful, the development could get planning permission and be built. If you made any comments on the original planning application these will be considered by the Planning Inspectorate, who decides the appeal, and placed on the national planning website along with your name and address. However neither you nor the Council can submit further comments on this appeal. This is because the appeal is following a new shortened procedure called the 'Householder Appeals Service'.

We have forwarded all the comments we received on the original application to the Planning Inspectorate. If you made any comments and you do not wish them to be considered by the Planning Inspectorate, or to be put on the website, contact the Inspectorate by writing to, The Planning Inspectorate, Room 3/03, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference APP/J1915/D/18/3198502. The deadline to withdraw any previously submitted comments is 4 weeks from the start date below.

If you wish to follow the appeal you can look up the appeal documentation and decision on the government's national planning website – www.planningportal.gov.uk/pes using the reference APP/J1915/D/18/3198502. The Planning Inspectorate aim to decide the appeal within 8 weeks of the start date which is 8th May 2018. Please remember that you cannot make any further comments on this planning application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kevin Steptoe'.

Kevin Steptoe
On Behalf Of Development Management



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Town Clerk
Ware CP
The Priory
High Street
Ware
SG12 9AL

Date: 21st May 2018
Our Ref: 3/18/0561/HH
Please ask for: Honey Kojouri
Telephone: 01992 532108
Email: planning@eastherts.gov.uk

**Notice of Decision
Town and Country Planning Act 1990 (as amended)**

Dear Sir/Madam

APPLICATION: 3/18/0561/HH

PROPOSAL: Single and two storey side/rear extensions incorporating conversion of garage.

AT: 68 Milton Road Ware Hertfordshire SG12 0QD

FOR: Mrs S Fagan

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 21st May 2018 and it was decided to **Refuse Planning Permission** subject to the following:

1. The proposed development, by reason of its size, scale, form and siting would be an inappropriate form of development which would be detrimental to the character and appearance of the subject property, the surrounding townscape and to the general amenity of the occupant of the neighbouring property. In this regard the proposal would be contrary to Policies ENV1, ENV5 and ENV6 the East Herts Local Plan Second Review April 2007.

This Decision Relates to Plan Numbers:

D180202/1 (Floor/Elevation - Existing)
D180202/2 (Floor/Elevation - Proposed)
Location Plan (Location Plan)

Yours sincerely

Kevin Steptoe
On Behalf Of Development Management

WARE TOWN COUNCIL

PLANNING COMMITTEE 4 JUNE 2018

NEIGHBOURHOOD PLAN AND MASTERPLANNING - AGENDA ITEM 8

i) Neighbourhood Plan

An application has been submitted to East Herts Council requesting that the entirety of the Town Council's boundary, excluding those areas included in the North and East of Ware Site Allocation, be designated as a Neighbourhood Area. East Herts Council have advised that consultation on the area designation will start on 31 May and close on 6 July.

The Town Council has agreed Terms of Reference for a Neighbourhood Plan Steering Group. The Council will need to consider membership of the Neighbourhood Plan Steering Group at the Council meeting on 25 June.

ii) Masterplanning Process for NE Ware

East Herts Planning Policy have advised that the site promoters are not looking to start the Masterplanning before the Inspector's Report is published. A Planning Performance Agreement will need to be drawn up setting out the timetable. This piece of work has not yet been started. It is therefore likely that the process will start in Summer.

There will be a Steering Group which will include members of East Herts Council; potentially members of Ware Town Council; potentially members of interest groups. Cllr Linda Haysey will be putting this together and will be in touch nearer the time. I mentioned that Ware Town Council would be re-establishing the Neighbourhood Plan Steering Group and, although this would not cover the strategic site, the group would want to influence the Masterplanning process. It is likely that a representative of the Neighbourhood Plan Steering Group could be part of the Masterplanning group. There will be a series of meetings. The initial meetings will be between EHC officers and the site promoters.

EHC is currently working on other Masterplans in the District. There is no template as each promoter is doing them differently. It is likely to be conceptual, a framework for the site rather than detailed layouts. There are some other Masterplans coming forward to the Executive meeting on 17 July – Sawbridgeworth and possibly Bishops Stortford. It would be useful to look at the reports for these.

The committee is asked to note the report.

